

The new Adventurers Account given in by them according to an Order of the 24. of Octob. 1662. at the Council Table.

An Account of Money expended for Draining and Improvement of the Lands purchased for non-payment of Taxes since May 1649.

Every Lot of 4000. Acres, parcel of the 95000. Acres allotted for draining the great Level of the Fennes, is (DEBTOR) viz.

DRAINING.

26. Mar. 1651.	1. That part of the said Level lying on the North side of Bedford River was adjudged, drained, and the Taxes then paid, came to 12 s. 6 d. per Acre, the which for one whole lot of 4000 acres came to	1. s. d. 2500.00.00.	
26. Mar. 1653.	2. The other part of the said Level lying on the South side of Bedford River was adjudged drained, and the Taxes then paid from the 26. of March 1651. the first adjudication came unto 1 l. 00 s. 11 d. $\frac{1}{2}$. per acre, the which for one whole lot of 4000 acres came to	4191.13.04.	7441.13.04.
	3. Taxes from the said 26. March 1653. till 29. Sep. 1653. at which time the participants charge themselves with profits received, came unto 2 l. 00 s. 10 d. $\frac{1}{2}$. per acre, the which for one whole lot of 4000. acres came to	0750.00.00.	
	4. The Interest of which said severall summes from the several times the same were paid, after the said 29. May 1649. before 29. Sept. 1653. being above four years, estimated at	1138.10.00.	5386.00.00.
	5. The Interest for the principal money expended from the said 29. Sept. 1653. which for one whole lot comes to 7441 l. 13 s. 4 d. at 445 l. per ann. for nine yeares and a half to be ended at Lady day 1663. comes to	4247.10.00.	
	6. The draining taxes imposed upon every whole Lot of 4000 acres from Michaelmas 1653. till Lady day 1663. amount to twenty five shillings three pence per acre, which comes to		5050.00.00.

IMPROVEMENT.

1. Charges of haffocking and burning of every whole lot of 4000 acres to make it fit for culture, costs	> 1000.00.00.	
2. Interest for the same for 9. years and half, from Michaelm. 1653. to Lady day 1663.	> 0540.00.00.	1540.00.00.
3. The sub-dividing of every Lot of 400. acres into 50. acres pieces and under by ditching	> 0500.00.00.	
4. The planting of Quick-fets, Oziers and other wood, upon every Lot of 4000. acres	> 0400.00.00.	
5. The Buildings erected for Habirations, Barns, Stables, and other Accommodations upon every Lot of 4000. acres	> 0800.00.00.	
6. For Gates posts, Rails and Pales to sever the Grounds and Bridges for passages, for every Lot of 4000. acres	> 0200.00.00.	
7. Taxes and Assessments for Arms and other publick Charges at 3 d. per acre, imposed by the late pretended Authority, and since his Majesty's happy return, upon every Lot of 4000. acres per ann. 50 l. for eight years comes to	0400.00.00.	
8. Bayliffs Wages and Travelling charges, to let and dispose of every Lot of 4000. acres at 50 l. per ann. for nine years and half, ending at Lady day 1663.	0475.10.00.	
1. The total Charge upon every Lot of 4000. is	22192.13.04.	
Toward which to be discounted by Profits received	04750.00.00.	22192.13.04.
Rest as a clear charge upon every Lot	17442.13.04.	

2. And after that rate is to be computed for every greater or lesser quantity, the persons that complain to be grieved by sales for non-payment of Taxes, making out their Titles under the fourteenth part Indenture to the respective proportions by them claimed.

4000. Acres CREDITOR.

3. After severall Adjudications there were great disputes as well between the Countrey amongst themselves to the proportions allotted out of every Town, as between the Countrey and Adventurers, whereby the Possession was detained from the Adventurers, and the 95000. Acres was a long time in severing from the Countrey, and dividing into Lots and proportions.

4. And although part of the 95000. Acres which was in the first adjudication, was posselt before Michaelmas 1653. yet that part which was in the second could not be posselt till 1654. and therefore by a medium the profits received are charged to commence from Michaelmas 1653. for the whole Lot of 4000. acres, at 2 s. 6 d. per acre, per ann. comes to 500 l. per ann. and for nine years and a half to be determined at Lady day 1663. makes

4750.00.00.

The Answer of the parties Dispossest.

As to the new Adventurers Account for Moneys expended upon each Lot of 4000. Acres, for Draining, &c. contained in six Paragraphs.

The parties dispossest say,

That the new Adventurers have not performed your Lordships Order of the 24. of Octob. (nor pursued the Preamble of their own account, which declares their account to be an account of moneys expended for Draining and Improvement) for they onely make their charge out of the Tax-roll, of what hath been imposed upon the Lands, but not out of the Expenditors Book, of what was laid out in Draining or Improvement.

But supposing the new Adventurers draining Taxes for each Lot (from May 1649. to Septemb 1653.) as charged in the 1, 2, 3. Paragraphs of their Account to be 7441 l. 13 s. 4 d. the Interest of which Principal is per ann. 446 l. 10 s. and the succeeding yearly, draining Taxes (till on Lady day 1663) 2 s. 6 d. per acre, each Lot of 4000. acres is 500 l. per ann. which said Interest-money and Taxes, being fully paid by the profits of the Land, at 5 s. per acre, amounting to 1000 l. per ann. (which is the lowest value) then there remains yearly to the old Adventurers out of the profits aforesaid 53 l. 10 s. which for ten years (till our Lady day 1663) is 535 l. and the interest thereof is 165 l. both which being deducted out of the 7441 l. 13 s. 4 d. the new Adventurers that came in in May 1649. remain Creditors for a Lot of 4000 acres, according to their account but ————— 806741.13.04.

The old Adventurers charges for draining in Decemb. 1637. amounted to 186956 l. 16 s. 6 d. which for a Lot (the whole being divided into twenty Lots, (at 4000 acres to a Lot) is 9347 l. 16 s. 10 d. the simple Interest whereof for 25 years, amounting 8 l. per cent to June 1649. and afterwards 6 l. per cent. till on Lady day 1663. is 16040 l. 10 s. so the totall of their charge till our Lady day 1663. for a Lot is ————— 25388.06.10.

So the said old Adventurers are out more for every Lot, then the new ————— 18646.13.06.

But the said old Adventurers (or parties dispossest) say that if the 20000 l. that was raised by the sale of his Majesties 10000 acres in 1649. and the moneys raised by sale and surplussage of sale of their Estate more then the draining Tax amounted to before Michaelmas 1653. were brought justly to Account with simple Interest for the same. It would certainly appeare, that the new Adventurers upon the account of draining are not Creditors but Debtors, which the parties dispossest cannot punctually charge, having not a view and perusal of their Accounts and Proceedings, but to this despite a Saving.

I M P R O V E M E N T.

As to their Improvement, consisting of eight Paragraphs, the Parties dispossest do particularly answer.

1. As to the charge of *Hafeking* (or taking off the uppermost grafs) and *burning* of the Lands, is a charge born by the under-tenant and occupiers of the Land, and redound to their advantage, but to the parties dispossest, is a great prejudice, and therefore ought not to be allowed. Nor was the *Hafeking* or *burning* useful to all Lots, but onely in some private grounds, according to the discretion of the under-tenant, so it was no publick charge, nor to be allowed by the parties dispossest.
2. As to the interest as well in the fourth and fifth Paragraph foregoing as in this; they answer, that the cause being taken away, the effect ceaseth, No Principal no Interest.
3. As to *Sub-divisions*, they were performed in every Lot by the first adventurers under whom the parties dispossest do claim: but possibly some *sub-divisions* of those *sub-divisions* were made by the new adventurers, since 1649. but they are also to be considered as the acts of *subtenants*, being of private, not of publick use.
4. As for *planting*, &c. it is the work of *sub-tenants*, and very rare to be seen in that *Level* (it may be) upon a part of some one Lot, but not general upon every Lot, or *sub-divisions*, and not publick.
5. As to *Building*, &c. they were not allowed, when the parties were dispossest, and they have no reason now to allow them upon *re-possession*. But those are rare also to be seen in any Lot, and those are according to the nature of the *Tenancy*, so, being private and not publick, cannot be allowed.
6. As to *Gates, Posts*, &c. for those of publick use, there is *Toll* paid: for those of private use, they cannot be brought to publick account, because most Lots are of different nature, and employed to different use.
7. As to publick assessments at 3 d. per acre, it doth sufficiently demonstrate, that the Countrey taxing (and themselves paying the same) did value the Lands at more then 6 s. 8 d. per acre, for those assessments did not amount to above 9 d. in the pound at utmost, of which they need no allowance in respect the Lands are undervalued by us at 5 s. per acre.
8. As to *Wages* for *Bayliffs*, it is most extravagant for them to allow above 50 l. per ann. for the Collecting of 500 l. per ann. (as they state the Revenue of a Lot) especially most of the new Adventurers flocking the same, and thereby many of them not exposed to that charge, so that the charge is particular, and not publick.

The Account as to a Lot of 4000 Acres of the late Earl of Arundels.

The said Earl paid from *May* 1649. to our *Lady day* 1652. 11 s. 3 d. per acre, which for a Lot of 4000 acres is 2250 l. The interest whereof to *Septemb.* 1653. (according to the new *Adventurers Account*) is about 300 l. which said principal and interest is 2550 l. the same being subtracted from 7441 l. 43 s. 4 d. (which is the charge of the new *Adventurers* upon each Lot, to *Michaelmas* 1653.) they are then *Creditors* to the *Earl* for a Lot but

L. S. D.
4891.0.0.

The Interest of which 4891 l. 13 s. 4 d. (being 293 l. 10 s. per ann. is paid by the profits of the Lands at 5 s. per acre, as also the succeeding Taxes) So there remains yearly in surpluse of the profits (for which they are debtors to the *Earl*) 206 l. 10 s. 00 d. which for ten years to our *Lady day* 1663. is 2065 l. the Interest whereof is 545 l. which together abates of the new *Adventurers* principal

2610.0.0.

So the new *Adventurers* remain *Creditors* to the *Earl* for a Lot of 4000 acres but

2281.0.0.

The said *Earl's* charge for a Lot of 4000 acres in *Decemb.* 1637. principal is 9347 l. and for a Lot since *May* 1649. principal is 2250 l. which with the interest, accounting 8 l. per cent. till *June* 1649. and afterwards 6 l. per cent. till our *Lady day* 1663. is

29040.0.0.

So the *Earl's* charge exceeds the new *Adventurers* as to his Lands, for a Lot

26759.0.0.

Col: Sandys his Account as to a Lot of 4000 Acres.

His Case is the same with the *Earl's* (as to Sir Miles Sandys his Shares and Lots) to which he is entitled, he paying after 1649. as the *Earl* did.

The particular Claims of Acres of the parties dispossessed.

	Acres.
The late Earl of <i>Arundel</i>	6000.
The Earl of <i>Bullinbrook</i>	2000.
The now Earl of <i>Anglesea</i>	1000.
The Lord <i>Culpepper</i>	1000.
Sir <i>John Hewet</i>	4000.
Sir <i>William Tyringham</i>	5000.
Colonel <i>Phileps</i>	1000.
Col: <i>Sandys</i> , and those that claim under him	10375.
Sir <i>John Eaton</i>	0500.
Mr. <i>Vanhazden</i>	2800.
Dr. <i>Sames</i> , and those that claim under him	2000.
Mr. <i>Hoblin</i>	3600.
The Totall is	39275.